



## Apartment One-bedroom (2+kk)

Sold

46.2 m<sup>2</sup>, Prague 10, Vršovice, 28. pluku

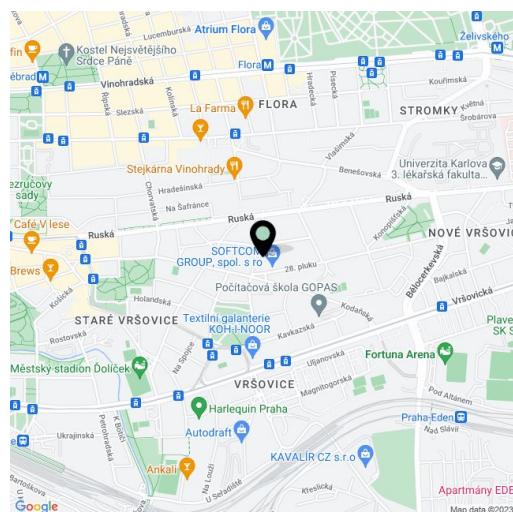




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Total area	46 m <sup>2</sup>
Parking	-
Cellar	-
Service price	3 700 CZK monthly
PENB	G
Reference number	44134



\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.

**This very bright and airy duplex apartment with views of green Bohdalec Hill is situated in an Art Nouveau building in one of the most beautiful places in Prague 10 - Vršovice, on a tree-lined street.**

On the entrance level (on the 5th floor) is a living room with a kitchen, a bathroom (shower, toilet, sink, washing machine and dryer), and a foyer. In the attic is a bedroom and a gallery with space for a work corner.

The apartment was created as part of the complete reconstruction of the building in 2015. Floating floors in an **oak garrison decor**; the living room is illuminated by **studio windows**. Heating is provided by a Junkers gas boiler. Facilities include **air-conditioning**, an LG washing machine with a dryer, and built-in kitchen appliances. The building is nicely maintained, and a **modern elevator** leads to the mezzanine.

This attractive location at the **junction of Vršovice and Vinohrady** stands out for its wide range of services—**cozy cafes**, restaurants, and plenty of shops in the immediate vicinity, and **landscaped green areas** make the neighborhood even more pleasant. There is a bus stop right next to the building, from where you can get to the city center to the Florenc metro transfer station in 15 minutes.

Floor area 46.2 m<sup>2</sup>.

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



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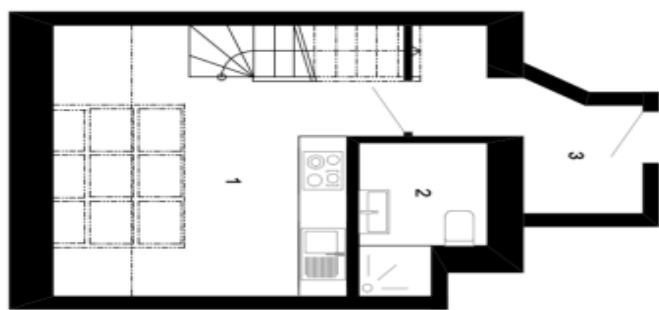
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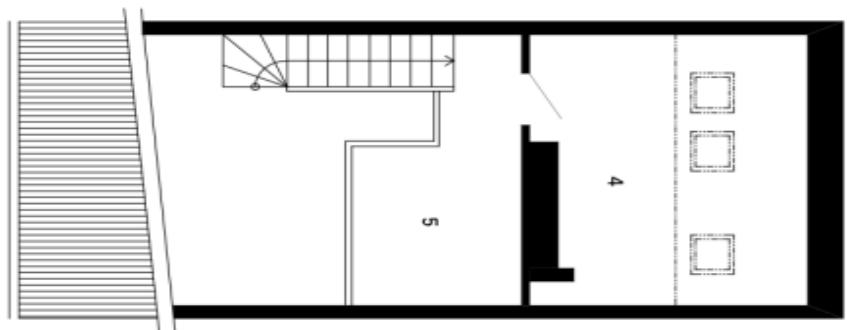
Půdní vestavba

Byt č.64

Spodní úroveň



Horní úroveň



	Celková plocha	46,2 m <sup>2</sup>
1	Obývací pokoj + kk	16,5 m <sup>2</sup>
2	Koupelna	3,4 m <sup>2</sup>
3	Předsíň	4,6 m <sup>2</sup>
4	Pokoj	13,3 m <sup>2</sup>
5	Galerie	6,7 m <sup>2</sup>